



CITY OF MOLALLA

NEW POLICE FACILITY

CONSTRUCTION DOCUMENT (CD) PACKAGE

August 7, 2024





City of Molalla
New Police Facility
Construction Document (CD) Package

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1. Clarifications and Assumptions



08/07/2024

City of Molalla
117 N Molalla Ave.
Molalla, OR 97038

Re: Molalla Police Facility Estimate & Clarifications Dated 08/07/2024

Dear Client:

Below is the estimate & clarifications for the New Molalla Police Facility Project based upon Mackenzie Architects Construction Documents Set dated 06/28/2024, Addendum #3 dated 07/17/2024 and other relevant reports Dated December 15, 2022, as they relate to the new building, see list of documents for more information:

Estimate: \$16,877,864

Please note the following **Specific Qualifications & Clarifications**:

Division 1 - General

1. In accordance with the CM/GC contract, all contingencies identified in the GMP Cost Estimate are considered as "Cost of Work" (C.O.W.) Therefore, markups for CM/GC fee, insurance, and bonds are applied to such contingencies.
2. The Cost Estimate is itemized into distinct areas of work. NOTE: This is for informational purposes and must be considered FOR REFERENCE ONLY.
3. Builders risk insurance coverage and costs for such are included in the estimate and will be provided by P&C Construction.
4. The estimate includes 0.48% for CM/GC Corporate Activity Tax only. Provisions for subcontractor taxes will be included in their cost proposals.
5. Oregon's Secretary of State certified a corporate tax increase measure, BM 118, and it will now appear on the statewide November ballot. This measure, should it pass, would increase the Oregon corporate minimum tax on annual sales in Oregon in excess of \$25 million. The new rate would be the existing minimum plus 3% of sales above \$25 million. Should this bill pass, it could be effective as early as January 1, 2025, and revenue generated on the Molalla PD would qualify for this tax. P&C has not included provisions to cover this cost and is EXCLUDED in our GMP. It is understood that should this tax be implemented; our OH&P is unable to absorb this burden and the costs will be passed along to the Owner as an increase to the GMP.
6. Costs for Insurance and Performance and Payment Bonds will be invoiced upon procurement and prior to mobilization.
7. Due to the tariffs imposed on many products, we cannot predict or carry any cost increases due to this impact. We therefore exclude any price increases in this budget until pricing can be confirmed.
8. Vaccine mandates may have impacts to schedule, labor, and costs and is to be considered as unforeseen condition where costs might be incurred.
9. GMP includes provisions for CM field work to cover cost for pick up work and other costs as outlined in article 1.6 necessary to facilitate scope of work to the benefit of the owner.
10. Where scope is listed as excluded, costs for such are not included in the estimate provided. If said scope is desired to be included, then the additional cost shall be the responsibility of the owner.



11. General Conditions have been adjusted to accommodate an August 2024 start date and a 15-month schedule with provisions for one additional month of post occupancy activities.
12. The estimate includes the following markups on the cost of work:
 - a. GET Soft costs at \$50,000 lump sum
 - b. CD to IFC Set Contingency at 1.00%
 - c. Bidding & Escalation Contingency at 0.00%
 - d. Construction Contingency at 5.00%
13. Estimate includes a Construction Contingency in the amount of \$748,026 (5.00%) and an Evolution of Design Contingency in the amount of \$149,605. It is understood that the Construction Contingency is a shared contingency for use by the Contractor and Owner with Owner approval. It is assumed by the Contractor that we will need to utilize approximately 4.00% - 5.00% of COW to address contractor-related contingency items throughout the course of construction. The Evolution of Design Contingency has been identified to address changes to the Construction Documents associated with the permit review comments.

Division 2 – Existing Conditions

1. Demolition cost of existing building assumes it does not need to be deconstructed, except for the salvage of the bowling lanes wood.
2. Estimate does not account for any Underground Storage Tanks (UST's) except for removal of the two barrels & pumps indicated to be on site by the survey drawing.

Division 3 – Concrete

1. Concrete slab includes CreteSeal CS2000 on slab except at polished and sealed concrete areas. This product makes the slab pour broken up more to be able to keep it from being applied to the polished/sealed areas. We have included this as a deductive alternate if we can delete.
2. Site concrete in the right of way drawing R01 calls for 3rd party inspector by Contractor; we exclude this and assume it will be by owner's 3rd party inspector.

Division 4 – Masonry

1. Brick walls exclude mortar colors with white cement; includes grey or grey based color (4.00% color). There will be an increase in cost to go with white cement in the mortar - about \$23K plus markups.
2. Site CMU walls include the updates in block specifications and includes standard grey mortar as no color specified. Add \$912 plus markups for grey based color additives at 4%.
3. Structural brick walls include gray CMU below grade w/gray mortar. Assumes standard 8x8x16 CMU block below grade, where not exposed to view. Figured 2 courses below grade where TOF = -2'4" and 4' below grade where TOF drops to -4'8".
4. CMU walls exclude control joints.
5. Exclude stainless steel through wall flashings in masonry; N/A.
6. Excludes Dry Block
7. Brick assumed bracing to slab and not eco block.
8. precast cap on structural brick is priced per what the drawings show, same profile. We figured (2) SS straps per precast piece. This is supplied and fabricated into each unit by the precast manufacturer and attached with (2) fasteners to the exterior finish when we install. We are not a fan of this strapping design as it does not appear safe. We would propose a VE alternate. Delete the straps and install P90 inserts in the bottom of the precast with ½" all-thread and 'wet-set' the precast after grouting. This would mitigate potential layout issues and long-term maintenance. This method is what we assumed in our pricing and would incur no additional costs and we would not need the strapping. waterproofing details on either side of the cap/wall would need to be figured out separately.



Division 5 – Metals

1. Exclude steel columns at interior low wall per 9/S0.21, none found.
2. Includes 108 each solar supports and 444 lf of continuous C-channel as an allowance.
3. exclude spec 051200-1.05G "design connections not detailed on drawings under direct supervision of a Professional Structural Engineer...". Assumes all connections designed by the Structural engineer of record, not by contractor.
4. Joists quoted with 5 PSF solar per areas shown on S1.30 and LL deflection as L/360 (assumed).
5. Joist supplier excludes special panel configuration for sprinkler branch line passage (if required) as branch line spacing is unknown at this time. Joist supplier has included an allowance for mechanical unit weights, screen wall and solar panel loading as they are not shown.
6. Excludes Web Joist Reinforcing angle and install per 20/S0.11. Quantity not defined on plans.
7. Excludes low wall supports HSS 2x2x1/4" posts per 9/S0.21. Quantity not defined on plans.
8. Excludes Brick to CLT (Eave) support angle per 4/A5.14. Assumes structural as interpreted takes precedence.
9. Excludes W3 Formlock floor deck indicated on Structural General Notes for Metal Deck sheet S0.00; none located.

Division 6 – Wood and Plastics

1. Estimate includes re-purposed bowling alley lanes for the front lobby wall panel feature and custom bench in lobby. Material will have to have the nails removed then sanded and refinished.
2. Excludes Siga peel & stick factory applied vapor barrier at the CLT. Includes VaproShield, Slope Shield product per approved substitution request.

Division 7 – Thermal & Moisture Protection

1. TPO roofing figured as 60 mil.
2. Excludes roof tie off anchor points for solar per Architect who states the panels are kept greater than 10' from the edge of the roof so not required.
3. Excludes interior liner sheet metal wall panels. Spec 07 42 13> 2.03>A.1 notes interior liner panels. No such panels are detailed or shown in any assembly types on drawings.
4. Excludes ABAA WAP programs for scopes in 07 21 00.

Division 8 – Doors & Windows

1. Excludes grouting HM frames except the ones in masonry walls.
2. Includes pricing for Clopay 3722 W1 insulated sectional overhead doors, motor operators by Micanan Pro Trolley with 3-button control.
3. Estimate includes three auto door operators for single swing doors.
4. Includes manufactures' standard aluminum sill receptor only.
5. Storefront warranty is limited to manufacturers' standard warranty & installer standard warranty.
6. IGU-3 IS specified Oldcastle AmorResist Plus as an insulated unit, it is only available in monolithic, they will not make this into a unit due to lack of testing. Assumes IGU-3 as Isoclima specialty Glass 1 13/16" Solorban 60 with SP311 level 3 BR argon filled. (max size is 60" x 96").
7. Assumes IGU-1 1" OA Solorban 60 IGU with Argon at all exteriors where IGU-3 is not called out.
8. Assumes Attack Glazing as 1/4" Solorban 60 #2 with 1/2" black spacer & argon and 5/32-.060 Sentry - 5/32 Temp inboard laminate. No spec was provided for Attack Glazing.
9. Please note at the security grade doors (openings 151A, 155A, 156A & 157A), the specified Restrictdor has a maximum height of 7'4" and these doors were noted to be 8'0". We have included these as 16 ga steel stiffened doors with 14 ga frames and they are 8'0" tall.
10. Detention doors/frames/hardware include an allowance at this time as the approved manufacturers (Assa Abloy) do not meet specification requirements and cannot be built as shown in drawings with sliding window and pass-thru slot.

11. Sargent (Assa Abloy) is listed as an approved alternate for the Corbin Russwin product shown in the hardware sets. Sargent hardware has been used in lieu of Corbin for pricing.
12. Wood door 146A has been quoted as STC-40. this is the highest rating achieved for a standard wood full glass door.
13. Includes Water spray testing on SF/CW, assumed by owner & their special inspections & testing company.
14. overhead door section asks for a 5-year warranty, there is no warranty in the industry that goes five years, they do include a 4-year warranty and we have included a \$1500 allowance to cover the final year. That is about 15% of their operator cost.

Division 9 – Finishes

1. Finish at exposed drywall figured as level 4 smooth
2. Estimate figures that hanger and seismic restraint wires will be attached directly to the deck above.
3. Excludes costs for moisture mitigation of the slab for flooring. The CreteSeal in concrete division is intended for this purpose.
4. Sealed concrete assumed to be a “scrub & seal” and not a “grind & seal”.
5. Polished concrete assumed to be 400 grit.
6. No provisions have been included for AcoustiGuard products. No locations for this were noted on the plans and since the walls go to structure, no use case could be determined for these products.
7. No provisions have been included for Abuse Resistant Wallboard. No locations for this could be found on the plans.
8. Excludes 1/8" expanded metal at secure locations per partition type P6; none found.
9. Excludes Moisture Guard Trim; none found.
10. Excludes exterior soffit vents; none found.
11. Excludes any painting on the carport; Steelport provides painted steel posts, but the beams are galvanized 12 gage steel.

Division 10/11/12/13 – Specialties/Equipment/Furnishings/Special Construction

1. Badge sign in lobby wall paneling figured as a precision tooled aluminum plaque with raised copy with reverse cut out areas, center logo will be UV color last printed. Exposed background is horizontal grain, satin.
2. Estimate does not include any toilet accessories in the secure restroom (ADA T/R)
3. All new furnishings (i.e., FF&E) are excluded from estimate and thus will be procured, coordinated by, and paid for by the City of Molalla
4. Excludes any vehicle lifts.
5. Includes 3302 sf of prefabricated carport structure with metal roofing panels.
6. Excludes all Spacesaver items.
7. Excludes locker bases.
8. Scope includes provisions for bird netting underneath the carport as requested.
9. Excludes monument sign, none found.

Division 21/22/23 – Fire Protection/Mechanical

1. Fire sprinkler system includes a dry valve, trim and nitrogen generator to serve areas subject to freezing.
2. Excludes any unspecified specialty systems (Pre-Action, Clean Agent, Wet Chemical, Deluge, Exposure).
3. Excludes galvanized pipe at fire suppression system.
4. Fire suppression system excludes structural analysis, modification, upgrade, etc.
5. Includes stainless steel penal fixtures for ADA T/R restroom.
6. HVAC units figured as 16T AAON ERV with wheel HX, roof curb for ERV, 3T mini split for server room, 60T heat recovery VRF system; (2) 30T HP's, 30 FCU's & heat recovery boxes.



7. Concrete roof curbs for mechanical units are all assumed to be 2'-0" from top of concrete deck per max elevation listed on 3/S5.51. This maximum elevation is being chosen to try and allow adequate distance for turn-up of roofing material to comply with warranty requirements after installation of tapered insulation and other roofing materials. Any deviation to this curb height will need to be designed, developed, and engineered, if necessary, by the design team. No provisions have been included for P&C and/or our subcontractors to design or develop additional attachment methods including, but not limited to wood curbs, blocking, plinths, or other platforms.

Division 26/27/28 – Electrical & Low Voltage

1. Includes allowance for tape lighting at Display case similar to Type E 120V tape Lighting. Includes down lighting only. Assumes one control switch and no dimming required.
2. Includes allowance for tape lighting on Accent Wall similar to Type E 120V tape Lighting. Includes run on upper and one run on lower portion of wall per detail. Assumes one control switch for accent lighting and no dimming required.
3. Assumes power metering per DD spec section 26 27 13 – Electrical Metering – Section 2.01 A. 2. as E-MON / D-MON for owner power monitoring. Integral metering was not included in long lead gear package submittals. Excludes integral metering.
4. Estimate excludes DAS "Distributed Antenna" system, see alternate for add if needed. Includes Rough In and testing only. Note: rough in will require a two-hour shaft to the roof.
5. Excludes EV car chargers. Rough in only included to locations as noted on plans.
6. Excludes interview system.
7. We have included PV/Solar in the base bid.
8. We have included a long lead equipment and material procurement strategy within the GMP to meet project schedule addressing current market conditions and items within our control. Our schedule and procurement plan do not address extraordinary events, changes, or other situations not reasonably anticipated at time of GMP development.
9. Includes Conduit Rough-in for Radio systems as detailed on T-sheets for ERRC, HAM and Police Antennae. Conduit only no cabling included.
10. Excludes CATV or paging & intercom systems, none shown. Includes speakers in the EOC for the projector & screen system and the entry intercom system at the gate.
11. Excludes Off Site Electrical Public Improvement Signal, Illumination or Overhead to Underground Conversions. No scope identified on Electrical plans.

Division 31/32/33 – Earthwork & Site Utilities

1. Excludes third party inspector for right of way work.
2. Excavation, handling, and disposal of solid or nested boulders 24" in diameter or larger will be considered change order work.
3. Estimate does not include any sub foundation work (shoring, piling, geopiers, etc.).
4. Excludes embedded bronze artwork in concrete as this was not shown on the plans. Coordination of installation with the Owner is included in the GMP.
5. Any final grades less than 1% on hardscape surfaces will be at risk of ponding or improper drainage leading to puddles. Corrective actions to address ponding or puddles after installation of hardscapes will be limited to ensuring grades were achieved as designed. No extra work will be undertaken without a change order to fix or alleviate ponding and/or puddles.
6. Asphalt paving in Grange Ave assumed to be up to 6" thick, anything over 6" will require a change order. Price based off current ODOT asphalt oil index price of \$568.00 at time of bid.
7. Includes a \$9,500 allowance for the interior chain link fence & gates & lid at the armory and sally port storage. There are no details on heights or how to attach the lid of the armory.



8. On the electric gates to secure lot, LiftMaster Elite series openers have been included with a 5 year parts warranty but no warranty on the battery. Warranty not covered for operation during ice/snow build up.
9. Assumes perf pipe for draining at the retaining wall. Nothing shown on Civil plan.
10. Assumes storm connection to CMU wall foundation drains and foundation drain at retaining wall.
11. Includes hot tapping of domestic water lines and Fire Water in public right of way. Excludes supply and install of Meter. Meter by City. P&C will coordinate with city on installation.
12. Includes Design build of Contech CMP Detention piping system by manufacturer.
13. Estimate excludes any provisions for Radon piping or mitigation.
14. Excludes any street signal work.
15. Includes 5 City of Molalla Street Lights along the frontage per PGE option A system; Excludes PGE costs of this option. We include to furnish and install conduit, in ground junction boxes and provide trenching/backfill for conduit pathway. We will install pre-cast pole bases furnished by PGE. PGE to install light fixtures/poles, wiring and provide connection to lighting circuit at power pole. It is assumed that conduit will terminate at an existing power pole near the streetlights. PEI/P&C has not included costs for extension of raceway past the area of work shown on the IL-01 drawing. No drawing is available detailing conduit or trenching plans.

Please note the following **Standard Exclusions**:

- a. Building Permit, SDC's, Water Meter or associated fees
- b. Architect or consultant fees
- c. Any and all permits except MEP Permits
- d. Special inspections, testing and bonds.
- e. Utility company fees, for example (NW Natural, water department, power utility, etc.)
- f. Franchise utility work/Fees including removal or relocation of overhead lines.
- g. Work to Existing Power poles, transformers, relocation of these services, and/or underground transformers, vaults, etc.
- h. Testing and/or removal of any contaminated soils
- i. Over Excavation of Soils or unsuitable soils nor backfill for such
- j. Testing and/or removal of hazardous materials
- k. Adjacent property access costs and any costs associated with renting adjacent property for use during construction/staging.
- l. LEED Provisions until final determination

Thank you for giving P&C Construction the opportunity to work with you on this project. Please let me know if you have any questions.

Sincerely,
P&C Construction

Chana Frederick

Chana Frederick, Chief Estimator



2. Project Estimate



Project: Molalla Police Facility - Construction Documents

Location: Molalla, OR

CONSTRUCTION GMP ESTIMATE - CONSTRUCTION DOCUMENTS

Cost Breakdown by AREA (For Reference ONLY included in TOTAL)

Alternates

Line #	Division	Description	TOTAL COST	New Building	On-Site Work	Off-Site Work	Alt.1 -DAS System Complete	Alt.2-Delete CreteSeal Requirement	Alt.3-Delete Precast Parapet to Framing/SM
1	01	GENERAL REQUIREMENTS	\$1,698,428	\$1,389,824	\$219,952	\$88,652	\$0	\$0	\$0
2	02	EXISTING CONDITIONS	\$231,986	\$20,828	\$209,158	\$2,000	\$0	\$0	\$0
3	03	CONCRETE	\$500,202	\$500,202	\$0	\$0	\$0	\$-47,875	\$0
4	04	MASONRY	\$1,002,456	\$563,868	\$438,588	\$0	\$0	\$0	\$-81,410
5	05	METALS	\$811,182	\$775,682	\$35,500	\$0	\$0	\$0	\$0
6	06	WOOD, PLASTICS, & COMPOSITES	\$995,662	\$995,662	\$0	\$0	\$0	\$0	\$23,780
7	07	THERMAL & MOISTURE PROTECTION	\$833,213	\$817,487	\$15,726	\$0	\$0	\$0	\$6,232
8	08	DOORS & WINDOWS	\$967,835	\$967,835	\$0	\$0	\$0	\$0	\$0
9	09	FINISHES	\$1,420,171	\$1,420,171	\$0	\$0	\$0	\$0	\$0
10	10	SPECIALTIES	\$179,696	\$162,030	\$17,666	\$0	\$0	\$0	\$0
11	11	EQUIPMENT	\$43,699	\$43,699	\$0	\$0	\$0	\$0	\$0
12	12	FURNISHINGS	\$21,692	\$21,692	\$0	\$0	\$0	\$0	\$0
13	13	SPECIAL CONSTRUCTION	\$169,154	\$0	\$169,154	\$0	\$0	\$0	\$0
14	21	FIRE SUPPRESSION	\$205,148	\$205,148	\$0	\$0	\$0	\$0	\$0
15	22	PLUMBING	\$771,007	\$761,226	\$9,781	\$0	\$0	\$0	\$0
16	23	HEATING, VENTILLATING & AIR CONDITIONING	\$966,255	\$966,255	\$0	\$0	\$0	\$0	\$0
17	26	ELECTRICAL	\$2,596,995	\$2,143,511	\$408,662	\$44,822	\$0	\$0	\$0
18	27	COMMUNICATIONS	\$0	\$0	\$0	\$0	\$52,300	\$0	\$0
19	31	EARTHWORK	\$870,225	\$120,883	\$678,566	\$70,776	\$0	\$0	\$0
20	32	EXTERIOR IMPROVEMENTS	\$675,514	\$0	\$550,366	\$125,148	\$0	\$0	\$0
21	33	UTILITIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0
22		SUBTOTAL	\$14,960,520	\$11,876,003	\$2,753,119	\$331,398	\$52,300	\$-47,875	\$-51,398
23		Green Energy Technology @ 0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
24		GET Soft Costs Allocation	\$50,000	\$39,691	\$9,201	\$1,108	\$0	\$0	\$0
25		CD to IFC Contingency @ 1.00%	\$149,605	\$118,760	\$27,531	\$3,314	\$523	\$-479	\$-514
26		Bidding & Escalation Contingency @ 0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
27		Construction Contingency @ 5.00%	\$748,026	\$593,800	\$137,656	\$16,570	\$2,615	\$-2,394	\$-2,570
28		Subtotal - Cost of Work	\$15,908,151	\$12,628,254	\$2,927,508	\$352,389	\$55,438	\$-50,748	\$-54,482
29		Fee/Insurance/Bonds @ 5.35%	\$851,086	\$675,612	\$156,622	\$18,853	\$2,966	\$-2,715	\$-2,915
30		Total Cost of Work	\$16,759,238	\$13,303,866	\$3,084,129	\$371,242	\$58,404	\$-53,462	\$-57,397
31		Pre-Construction Services	\$38,000	\$30,165	\$6,993	\$842	\$0	\$0	\$0
32			\$16,797,238	\$13,334,031	\$3,091,122	\$372,084	\$58,404	\$-53,462	\$-57,397
33		Corporate Activity Tax (CAT) @ 0.48%	\$80,627	\$64,003	\$14,837	\$1,786	\$280	\$-257	\$-276
34		TOTAL GMP ESTIMATE AMOUNT	\$16,877,864	\$13,398,035	\$3,105,960	\$373,870	\$58,684	\$-53,719	\$-57,672
35		Unit Cost per S.F.	\$911.87	\$723.87	\$58.69	\$133.81	\$3.18		
36		S.F. of Area	18,509	18,509	52,924	2,794	18,477	0	0
37		OWNER'S STATED BUDGET FOR CONSTRUCTION	\$16,800,000						

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Price	Sub Amount	Total Amount
1	01 00 00.00	GENERAL REQUIREMENTS						
2	01 10 00.00	General Conditions						
3		General Conditions RFP Response	0.82 ls	-	-	1,174,048.00 /ls	962,719	962,719
4		General Conditions RFP Response	0.12 ls	-	-	1,174,048.00 /ls	140,886	140,886
5		General Conditions RFP Response	0.06 ls	-	-	1,174,048.00 /ls	70,443	70,443
6		Post occupancy Coordination	1.00 mo	-	-	83,283.00 /mo	83,283	83,283
7		Mockup	1.00 est.	-	-	15,000.00 /est.	15,000	15,000
8		Final Cleaning	18,477.00 sf	-	-	1.19 /sf	21,915	21,915
9		Mobilization	0.50 mo			75,192.00 /mo	37,596	37,596
10		General Conditions RFP Response (towards EWA-01)	1.00 ls			42,648.00 /ls	42,648	42,648
11		General Conditions RFP Response (towards EWA-02)	1.00 ls			20,453.00 /ls	20,453	20,453
		General Conditions					1,394,943	1,394,943
12	01 20 00.00	Site Logistics						
13		Logistics -	0.82 ls	-	-	303,485.00 /ls	248,858	248,858
14		Logistics -	0.12 ls	-	-	303,485.00 /ls	36,418	36,418
15		Logistics -	0.06 ls	-	-	303,485.00 /ls	18,209	18,209
		Site Logistics					303,485	303,485
		GENERAL REQUIREMENTS					1,698,428	1,698,428
16	02 00 00.00	EXISTING CONDITIONS						
17	02 10 00.00	Abatement						
18		Abatement	1.00 ls	-	-	48,900.00 /ls	48,900	48,900
		Abatement					48,900	48,900
19	02 21 00.00	Survey						
20		Survey - Building	18,477.00 gsf	-	-	0.22 /gsf	4,000	4,000
21		Survey - Site	51,439.00 gsf	-	-	0.34 /gsf	17,332	17,332
22		Survey - ROW walks/approaches/curb	1,485.00 gsf	-	-	1.35 /gsf	2,000	2,000
		Survey					23,332	23,332
23	02 41 19.00	Selective Demolition						
24		Demolition thru foundation and backfill at building	1.00 ls	-	-	125,051.00 /ls	125,051	125,051
25		FMEP Disconnects (Safe-Off)	1.00 ls			17,875.00 /ls	17,875	17,875
		Selective Demolition					142,926	142,926
26	02 42 00.00	Removal, Salvage & Repair						
27		Salvage Wood Alley Lanes	1.00 ls			16,828.00 /ls	16,828	16,828
		Removal, Salvage & Repair					16,828	16,828
		EXISTING CONDITIONS					231,986	231,986
28	03 00 00.00	CONCRETE						
29	03 30 00.00	Footings, Foundations & Slabs						
30		Concrete Building Work	1.00 ls	-	-	500,202.00 /ls	500,202	500,202
		Footings, Foundations & Slabs					500,202	500,202
		CONCRETE					500,202	500,202
31	04 00 00.00	MASONRY						
32	04 10 00.00	Structural Brick						
33		Structural Brick	1.00 ls	-	-	442,748.00 /ls	442,748	442,748
34		Add 2 Masonry Brick Pilasters due to depth at corner	1.00 ls			11,756.00 /ls	11,756	11,756
35		Upcharge to Supply Only Pre-Cast Parapet Cap on Brick Walls	1.00 ls			48,398.00 /ls	48,398	48,398
36		Upcharge to Install Only Pre-Cast Parapet Cap on Brick Walls	1.00 ls			36,512.00 /ls	36,512	36,512
37		Add 2 Collector Connections and Extra Bolts Install	1.00 ls			1,760.00 /ls	1,760	1,760
38		BP-4 (CD) updates - Rebar, Detail Changes & Stainless Steel SWtrapping Cap	1.00 ls			22,694.00 /ls	22,694	22,694
		Structural Brick					563,868	563,868
39	04 22 00.00	CMU						
40		CMU Masonry	1.00 ls	-	-	260,412.00 /ls	260,412	260,412
41		Upcharge from Std Grey Block to Ground Face (single) w/Color on Site Secure Wall	1.00 ls			23,435.00 /ls	23,435	23,435

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Price	Sub Amount	Total Amount
	04 22 00.00	CMU						
42		Upcharge Trash Enclosure walls to ground face texture/willow color CMU (single side only)	1.00 ls			6,795.00 /ls	6,795	6,795
43		Upcharge to Supply Only Pre-Cast Parapet Cap on Site Wall	1.00 ls			62,787.00 /ls	62,787	62,787
44		Upcharge to Install Only Pre-Cast Parapet Cap on Site Wall	1.00 ls			35,699.00 /ls	35,699	35,699
45		Upcharge to Supply Only Pre-Cast Parapet Cap on Trash Wall	1.00 ls			7,848.00 /ls	7,848	7,848
46		Upcharge to Install Only Pre-Cast Parapet Cap on Trash Wall	1.00 ls			5,843.00 /ls	5,843	5,843
47		Upcharge to Wash Trash & Site Walls in Willow GF	1.00 ls			9,250.00 /ls	9,250	9,250
48		BTL 04-01: delete precast cap (trash/site wall) & do CMU groundface cap	(1.00) ls			39,928.00 /ls	(39,928)	(39,928)
49		BP-4 (CD) updates - Site Walls Increase heights, Rebar, Detail Changes	1.00 ls			66,447.00 /ls	66,447	66,447
		CMU					438,588	438,588
		MASONRY					1,002,456	1,002,456
50	05 00 00.00	METALS						
51	05 12 00.00	Structural Steel Framing						
52		Structural & Misc Steel - Fabricate & Erect	1.00 ls	-	-	764,310.00 /ls	764,310	764,310
53		Structural & Misc Steel - Fabricate & Erect	1.00 ls	-	-	35,500.00 /ls	35,500	35,500
54		GC Field Work	1.00 ls	11,372		-	-	11,372
		Structural Steel Framing		11,372			799,810	811,182
		METALS		11,372			799,810	811,182
55	06 00 00.00	WOOD, PLASTICS, & COMPOSITES						
56	06 10 00.00	Rough Carpentry Framing						
57		Rough Carpentry - Framing Sub (blocking/backing/shear ply/server ply)	1.00 ls	-	-	94,163.00 /ls	94,163	94,163
58		Rough Carpentry - Framing Sub - Ply on Trash Roof	1.00 ls	-	-	2,278.00 /ls	2,278	2,278
59		GC Field Work	1.00 ls	27,294		-	-	27,294
60		BTL 05-01a: Delete Trash Enclosure Roof - Plywood on Decking	(1.00) ls			2,278.00 /ls	(2,278)	(2,278)
61		BTL 26-03: Add Doghouse Framing for Conduits Rough-In Through Roof	1.00 ls			3,000.00 /ls	3,000	3,000
62		Added Sheathing, Blocking & Countertop Support Wood Framing	1.00 ls			15,059.00 /ls	15,059	15,059
		Rough Carpentry Framing		27,294			112,222	139,516
63	06 18 13.00	CLT - Cross Laminated Timber						
64		CLT Sub/Supplier	1.00 ls	-	-	480,727.00 /ls	480,727	480,727
		CLT - Cross Laminated Timber					480,727	480,727
65	06 40 00.00	Casework & Cabinets						
66		Millwork & Casework	1.00 ls	-	-	343,576.00 /ls	343,576	343,576
67		GC Field Work	1.00 ls	31,843		-	-	31,843
		Casework & Cabinets		31,843			343,576	375,419
		WOOD, PLASTICS, & COMPOSITES		59,137			936,525	995,662
68	07 00 00.00	THERMAL & MOISTURE PROTECTION						
69	07 17 13.00	Waterproofing						
70		Waterproofing	1.00 ls	-	-	40,752.00 /ls	40,752	40,752
		Waterproofing					40,752	40,752
71	07 21 00.00	Insulation						
72		Thermal Insulation	1.00 ls	-	-	82,580.00 /ls	82,580	82,580
		Insulation					82,580	82,580
73	07 54 23.00	Thermoplastic Membrane Roofing						
74		TPO Roofing	1.00 ls	-	-	380,460.00 /ls	380,460	380,460
75		GC Field Work	1.00 ls	40,941		-	-	40,941
		Thermoplastic Membrane Roofing		40,941			380,460	421,401
76	07 65 10.00	Sheet Metal Flashing & Trim						
77		Sheetmetal Flashings, Wall Panels, SAM, Air Barrier	1.00 ls	-	-	210,695.00 /ls	210,695	210,695
78		Sheetmetal Flashings - Metal Panels on Gates	1.00 ls	-	-	11,610.00 /ls	11,610	11,610
		Sheet Metal Flashing & Trim					222,305	222,305
79	07 72 00.00	Roof Accessories						

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Price	Sub Amount	Total Amount
	07 72 00.00	Roof Accessories						
80		Roof Hatch - 30"X54" With Safety Railing & Self Closing Gate	1.00 ea	495	4,548	/ea		5,043
		Roof Accessories		495	4,548			5,043
81	07 84 13.00	Penetration Firestopping						
82		Penetration Firestopping	1.00 ls	-	-	10,000.00 /ls	10,000	10,000
		Penetration Firestopping					10,000	10,000
83	07 92 00.00	Joint Sealants						
84		Joint Sealants - Building	1.00 ls			47,016.00 /ls	47,016	47,016
85		Joint Sealants - Site	1.00 ls			4,116.00 /ls	4,116	4,116
		Joint Sealants					51,132	51,132
		THERMAL & MOISTURE PROTECTION		41,436	4,548		787,229	833,213
86	08 00 00.00	DOORS & WINDOWS						
87	08 11 13.00	Doors & Hardware						
88		Doors, Frames & Hardware - Supply & Install	1.00 ls	-		289,378.00 /ls	289,378	289,378
89		GC Field Work	1.00 ls	41,851		-	-	41,851
		Doors & Hardware		41,851			289,378	331,229
90	08 33 23.00	Overhead Doors						
91		Overhead Doors	1.00 ls	-	-	41,634.00 /ls	41,634	41,634
		Overhead Doors					41,634	41,634
92	08 41 13.00	Aluminum Storefront Systems						
93		Aluminum Storefronts & Curtain Walls, Glazing	1.00 ls	-	-	514,000.00 /ls	514,000	514,000
94		GC Field Work	1.00 ls	80,972		-	-	80,972
		Aluminum Storefront Systems		80,972			514,000	594,972
		DOORS & WINDOWS		122,823			845,012	967,835
95	09 00 00.00	FINISHES						
96	09 21 16.00	Gypsum Board Assemblies						
97		Gypsum Board Assemblies, SACT, AP	1.00 ls	-	-	989,900.00 /ls	989,900	989,900
98		GC Field Work	1.00 ls	28,204		-	-	28,204
99		BTL 26-03: ROM to Add Two-Hour Shaft to Roof & Doghouse Penetration	1.00 ls			3,000.00 /ls	3,000	3,000
		Gypsum Board Assemblies		28,204			992,900	1,021,104
100	09 22 13.00	Metal Stud Work						
101		GC Field Work	1.00 ls	15,467		-	-	15,467
		Metal Stud Work		15,467				15,467
102	09 30 00.00	Tiling						
103		GC Field Work	1.00 ls	16,376		-	-	16,376
		Tiling		16,376				16,376
104	09 51 00.00	Acoustical Ceilings						
105		GC Field Work	1.00 ls	19,561		-	-	19,561
		Acoustical Ceilings		19,561				19,561
106	09 65 00.00	Resilient Flooring						
107		Resilient Flooring, AF, Carpet, Polished, Sealed, Tile	1.00 ls	-	-	163,101.00 /ls	163,101	163,101
108		GC Field Work	1.00 ls	27,294		-	-	27,294
		Resilient Flooring		27,294			163,101	190,395
109	09 91 23.00	Painting						
110		Painting	1.00 ls	-	-	157,268.00 /ls	157,268	157,268
		Painting					157,268	157,268
		FINISHES		106,902			1,313,269	1,420,171
111	10 00 00.00	SPECIALTIES						
112	10 11 00.00	Visual Display Units						
113		Visual Display Units - Marker Boards	1.00 ls	-		12,387.00 /ls	12,387	12,387
		Visual Display Units					12,387	12,387
114	10 14 00.00	Signage						

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Price	Sub Amount	Total Amount
115	10 14 00.00	Signage Signage Supply	1.00 ls	-		21,421.00 /ls	21,421	21,421
		Signage					21,421	21,421
116	10 26 10.00	Wall And Door Protection						
117		Wall Protections: CG's, FRP, Wainscot/Gun Rails	1.00 ls	-		47,429.00 /ls	47,429	47,429
		Wall And Door Protection					47,429	47,429
118	10 28 13.00	Toilet Accessories						
119		Toilet Accessories - Supply & Install	1.00 ls	-		17,998.00 /ls	17,998	17,998
		Toilet Accessories					17,998	17,998
120	10 44 00.00	Fire Protection Specialties						
121		Fire Extinguishers & Cabinets - Supply & Install	1.00 ls	-		6,626.00 /ls	6,626	6,626
		Fire Protection Specialties					6,626	6,626
122	10 55 23.00	Postal Specialties						
123		New Mailbox on Post (Allowance)	1.00 ea			4,000.00 /ea	4,000	4,000
		Postal Specialties					4,000	4,000
124	10 73 00.00	Awnings & Canopies						
125		BTL 10-01: Allowance for Bird Netting & Spikes	1.00 allow			10,000.00 /allow	10,000	10,000
126		Bird Netting Additional Cost Over Allowance for Sub Bid	1.00 ls			3,666.00 /ls	3,666	3,666
		Awnings & Canopies					13,666	13,666
127	10 75 16.00	Flag Poles						
128		Flag Poles - Furnished & Installed	1.00 ls	-		56,169.00 /ls	56,169	56,169
		Flag Poles					56,169	56,169
		SPECIALTIES					179,696	179,696
129	11 00 00.00	EQUIPMENT						
130	11 30 13.00	Residential Appliances						
131		Residential Appliances - Install OFCI per FFE Matrix	1.00 ls	7,070		/ls		7,070
		Residential Appliances		7,070				7,070
132	11 52 13.00	Audio-Visual Equipment						
133		Audio-Visual Equipment (Projector & Screen Allowance)	1.00 allow	695	10,955	/allow		11,650
134		Wall Mount TV in Back Box (OFCI)	8.00 ea	6,080	2,400	-	-	8,480
		Audio-Visual Equipment		6,775	13,355			20,130
135	11 82 00.00	Miscellaneous Equipment						
136		Detention/Penal Fixtures/Furniture	1.00 ls	1,200	11,002	-	-	12,202
137		Fume Hood (CFCI) per FFE Matrix	1.00 ls	364	3,933	-	-	4,297
		Miscellaneous Equipment		1,564	14,935			16,499
		EQUIPMENT		15,409	28,290			43,699
138	12 00 00.00	FURNISHINGS						
139	12 24 13.00	Window Shades						
140		Shades	1.00 ls	-	-	21,141.00 /ls	21,141	21,141
		Window Shades					21,141	21,141
141	12 93 00.00	Miscellaneous Furnishings						
142		Wall Mount Bike Rack	1.00 ea	148	403			551
		Miscellaneous Furnishings		148	403			551
		FURNISHINGS		148	403		21,141	21,692
143	13 00 00.00	SPECIAL CONSTRUCTION						
144	13 10 00.00	Special Construction						
145		GC Field Work	1.00 ls	59,137		-	-	59,137
		Special Construction		59,137				59,137
146	13 34 19.00	Metal Building Systems						
147		Design-Build Carport (Steelport)	1.00 ls			110,017.00 /ls	110,017	110,017
		Metal Building Systems					110,017	110,017

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Price	Sub Amount	Total Amount
		SPECIAL CONSTRUCTION		59,137			110,017	169,154
148	21 00 00.00	FIRE SUPPRESSION						
149	21 13 13.00	Fire Suppression Systems						
150		Fire Protection System w/DCVA in Riser Room	1.00 ls	-	-	150,560.00 /ls	150,560	150,560
151		GC Field Work	1.00 ls	54,588		-	-	54,588
		Fire Suppression Systems		54,588			150,560	205,148
		FIRE SUPPRESSION		54,588			150,560	205,148
152	22 00 00.00	PLUMBING						
153	22 10 00.00	Plumbing						
154		Plumbing - New	18,477.00 gsf	-	-	39.09 /gsf	722,333	722,333
155		Added & Updated Fixtures, BIM, bond	1.00 ls			38,893.00 /ls	38,893	38,893
156		Added Line out to Yard Hydrant at Conexes (in Trench by Earthwork)	1.00 ls			9,781.00 /ls	9,781	9,781
		Plumbing					771,007	771,007
		PLUMBING					771,007	771,007
157	23 00 00.00	HEATING, VENTILLATING & AIR CONDITIONING						
158	23 10 00.00	HVAC						
159		HVAC - Baseline Complete - VRF w/ERV	18,477.00 gsf	-	-	49.21 /gsf	909,285	909,285
160		CD Set Updates, Controls, Iso Valves, BIM, Duct, EF, bond	1.00 ls			56,970.00 /ls	56,970	56,970
		HVAC					966,255	966,255
		HEATING, VENTILLATING & AIR CONDITIONING					966,255	966,255
161	26 00 00.00	ELECTRICAL						
162	26 10 00.00	Electrical						
163		Electrical - Building	1.00 ls	-	-	1,964,155.00 /ls	1,964,155	1,964,155
164		VE Accepted(BTL 26-01) Change Conductors from Copper to Aluminum	(1.00) ls			12,400.00 /ls	(12,400)	(12,400)
165		Electrical - Site	1.00 ls			362,295.00 /ls	362,295	362,295
166		Electrical - ROW	1.00 allow			78,000.00 /allow	78,000	78,000
167		BTL 26-03: ROM to Add Two Ham Radio Conduits Rough-In	1.00 ls			3,800.00 /ls	3,800	3,800
168		Electrical - Building Updates CD Set	1.00 ls			187,956.00 /ls	187,956	187,956
169		Electrical - Site Updates CD Set	1.00 ls			46,367.00 /ls	46,367	46,367
170		Electrical - ROW Updates CD Set (Savings)	(1.00) ls			33,178.00 /ls	(33,178)	(33,178)
		Electrical					2,596,995	2,596,995
		ELECTRICAL					2,596,995	2,596,995
171	31 00 00.00	EARTHWORK						
172	31 20 00.00	Earthwork						
173		Earthwork - Building	1.00 ls	-	-	102,218.00 /ls	102,218	102,218
174		Earthwork - Sitework	1.00 ls	-	-	504,198.00 /ls	504,198	504,198
175		Earthwork - ROW work	1.00 ls	-	-	65,763.00 /ls	65,763	65,763
176		BTL 32-02: Delete Back Conc Curb/Walks & do Paving/Wheel Stops	(1.00) ls			1,510.00 /ls	(1,510)	(1,510)
177		CD Updates to Building Work	1.00 ls			18,665.00 /ls	18,665	18,665
178		CD Updates to On-Site Work	1.00 ls			12,748.00 /ls	12,748	12,748
179		Temporary Construction Entrance - Paving at sidewalk	1.00 ls			5,013.00 /ls	5,013	5,013
180		Premium for Structural Fill	1.00 ls			47,769.00 /ls	47,769	47,769
181		Allowance for Water Filtration Due to High Water Table (EcoTank)	1.00 allow			50,000.00 /allow	50,000	50,000
182		Staging & Haul Roads Extra 6" of rock	1.00 ls			65,361.00 /ls	65,361	65,361
		Earthwork					870,225	870,225
		EARTHWORK					870,225	870,225
183	32 00 00.00	EXTERIOR IMPROVEMENTS						
184	32 12 16.00	Asphalt Concrete Paving						
185		Asphalt Paving - On-Site	1.00 ls	-	-	107,491.00 /ls	107,491	107,491
186		Asphalt Paving - Off-Site (ROW)	1.00 ls	-	-	10,674.00 /ls	10,674	10,674

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Price	Sub Amount	Total Amount
187	32 12 16.00	Asphalt Concrete Paving						
		BTL 32-02: Delete Back Conc Curb/Walks & do Paving/Wheel Stops	365.00 sf			4.28 /sf	1,562	1,562
		Asphalt Concrete Paving					119,727	119,727
188	32 16 00.00	Site Concrete						
189		Site Concrete	1.00 ls	-	-	220,377.00 /ls	220,377	220,377
190		ROW Concrete	1.00 ls			40,545.00 /ls	40,545	40,545
191		BTL 32-01: Delete Timber Seats so Raise Ht. of Conc Seat Wall - Plug Allow	1.00 ls			2,500.00 /ls	2,500	2,500
192		BTL 32-02: Delete Back Conc Curb/Walks & do Paving/Wheel Stops	(1.00) ls			3,385.00 /ls	(3,385)	(3,385)
193		Added 19 Bollards; Set & Place	1.00 ls			15,677.00 /ls	15,677	15,677
		Site Concrete					275,714	275,714
194	32 17 00.00	Pavement Specialties & Markings						
195		Striping And Signage - On-Site	1.00 ls	-	-	8,300.00 /ls	8,300	8,300
196		Striping And Signage - Off-Site	1.00 ls	-	-	4,330.00 /ls	4,330	4,330
197		BTL 32-02: Delete Back Conc Curb/Walks & do Paving/Wheel Stops	4.00 ea	-	-	350.00 /ea	1,400	1,400
		Pavement Specialties & Markings					14,030	14,030
198	32 31 00.00	Fences & Gates						
199		Fencing & Motorized Gates w/Front Personnel Gate	1.00 ls	-	-	132,866.00 /ls	132,866	132,866
		Fences & Gates					132,866	132,866
200	32 33 00.00	Site Furnishings						
201		Timber Seat Over Concrete Seat Wall - Maglin	6.00 ea	5,000	-	3,215.00 /ea	19,290	24,290
202		BTL 32-01 Delete Timber Seat Over Concrete Seat Wall - Maglin	(6.00) ea	(5,000)	-	3,215.00 /ea	(19,290)	(24,290)
203		Bike Racks - Exterior - Ring, Embedded, Stainless Steel	3.00 ea	-	1,639	/ea		1,639
		Site Furnishings			1,639			1,639
204	32 90 00.00	Landscape & Irrigation - Planting Areas						
205		Landscape & Irrigation - Site	1.00 ls	-	-	61,939.00 /ls	61,939	61,939
206		Landscape & Irrigation - ROW	1.00 ls	-	-	62,061.00 /ls	62,061	62,061
207		Tree Grates	1.00 ls	819	6,719	/ls		7,538
		Landscape & Irrigation - Planting Areas		819	6,719		124,000	131,538
		EXTERIOR IMPROVEMENTS		819	8,358		666,337	675,514
208	33 00 00.00	UTILITIES						
209	33 41 00.00	Storm Drainage Utility/Distribution						
210		BTL 05-01a: Delete Trash Enclosure Roof - Add Drain & Connect to Storm	1.00 ls			4,500.00 /ls	4,500	4,500
211		Delete as went away BTL 05-01a: Delete Trash Enclosure Roof - Add Drain & Connect to Storm	(1.00) ls			4,500.00 /ls	(4,500)	(4,500)

Estimate Totals

Description	Amount	Hours	Rate	Totals
Labor	471,771	5.000 hrs		
Material	41,599			
Subcontract	14,447,150			
Equipment				
Other				
Subtotal	14,960,520			14,960,520
Green Energy Technology				
GET Soft Costs Allocation	50,000			
CD to IFC Contingency	149,605	1.000 %		
Bidding & Escalation Contingency				
Construction Contingency	748,026	5.000 %		
Subtotal - Cost of Work	947,631			15,908,151
Fee/Insurance/Bonds	851,086	5.350 %		
Total Cost of Work	851,086			16,759,238
Pre-Construction Services	38,000			
	38,000			16,797,238
Corporate Activity Tax (CAT)	80,627	0.480 %		
Total				16,877,864



3. Alternates



City of Molalla
New Police Facility
Construction Documents (CD) Estimate

ALTERNATES

Including Markups

(NOT Included in Cost Estimate for Construction Document Set)

ALTERNATE No.	DESCRIPTION	VALUE
1.	DAS System Complete (Add)	\$58,684
2.	Delete CreteSeal Requirement (Deduct)	<\$53,719>
3.	Change Parapet from Pre-Cast to Wood/SM	<\$57,672>
		=====
TOTAL Alternates		<\$ 52,707>



4. Allowances



City of Molalla
New Police Facility
Construction Document (CD) Estimate

ALLOWANCES

Before Markups

(Included in Cost Estimate for Construction Document Set)

ALLOWANCE No.	DESCRIPTION	VALUE
1.	Solar Panel Supports (Supply & Install 108 ea)	\$87,500
2.	Detention Doors/Frames/Hardware (Supply)	\$15,000
3.	5-Year Warranty on Overhead Doors Electric Operating Equip.	\$1,500
4.	Projector & Screen Allowance (Supply)	\$10,955
5.	Temporary Storm Water Filtration Due to High Water Table	\$50,000
6.	Interior Building Chain Link Fencing/Gates/Lid (Supply & Install)	\$9,500
7.	LED Tape Lighting at Accent Wood in Lobby & Display Downlight	\$6,700
8.	Remove & Reinstall Neighbor Fencing for Wall if Required	\$5,000
9.	Long Range Reader for Access Gates	\$15,000
10.	Paint Roof Members of Carport Structure	\$1,500
		=====
TOTAL ALLOWANCES		\$203,055



5. List of Documents



City of Molalla
New Police Facility
Construction Document Estimate

LIST OF CONSTRUCTION DOCUMENTS (CD)

DOCUMENTS:

	Issue Date
Phase I Environmental Site Assessment by NV5	07-01-2021
Soil Management Plan by NV5	07-12-2022
Report of Geotechnical Engineering Services by NV5	11-03-2022

SPECIFICATIONS:

Construction Document Set June 28, 2024	6/28/2024
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P&C CLARIFICATIONS:

Bid Package 04 – Clarification 01	7/18/2024
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ADDENDA:

Mackenzie Addendum 3	7/17/2024
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DRAWINGS:

Construction Document Set	6/28/2024
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Dwg No.	Description	Issue Date
G0.01	TITLE SHEET AND DRAWING INDEX	7/17/2024
G0.02	PROJECT GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS	6/28/2024
G1.10	CODE ANALYSIS	6/28/2024
G1.11	CODE PLAN	6/28/2024
A0.01	ARCHITECTURAL GENERAL NOTES AND SYMBOLS	6/28/2024
A0.02	PARTITION TYPES	6/28/2024
A0.03	INTERIOR PARTITION DETAILS	6/28/2024
A0.04	INTERIOR PARTITION DETAILS	6/28/2024
A1.10	FLOOR PLAN	6/28/2024
A1.11	ROOF PLAN - LOW ROOF	6/28/2024
A1.12	ROOF PLAN - HIGH ROOF	6/28/2024
A1.13	CARPORT PLANS & SECTIONS	6/28/2024
A1.16	FINISH PLAN	6/28/2024

A1.17	FURNITURE, FIXTURES, AND EQUIPMENT REFERENCE PLAN	6/28/2024
A1.21	FIRST FLOOR REFLECTED CEILING PLAN	6/28/2024
A1.22	ENLARGED UPPER LID RCP & SECTIONS AT LOBBY	6/28/2024
A1.23	HIGH ROOF REFLECTED CEILING PLAN	6/28/2024
A1.30	COURSING PLAN	6/28/2024
A1.31	SLAB PLAN	6/28/2024
A2.10	BUILDING ELEVATIONS	6/28/2024
A3.10	BUILDING SECTIONS	6/28/2024
A3.20	WALL SECTIONS	6/28/2024
A3.21	WALL SECTIONS	6/28/2024
A3.22	WALL SECTIONS	6/28/2024
A4.10	ENLARGED PLANS	6/28/2024
A4.11	INTERIOR ELEVATIONS	6/28/2024
A4.12	INTERIOR ELEVATIONS	6/28/2024
A4.13	INTERIOR ELEVATIONS	6/28/2024
A4.19	CANOPY PLAN, SECTIONS AND DETAIL	6/28/2024
A5.01	SLAB DETAILS	6/28/2024
A5.10	ROOF DETAILS	6/28/2024
A5.11	ROOF DETAILS	6/28/2024
A5.12	EXTERIOR DETAILS - SECTIONS	6/28/2024
A5.13	EXTERIOR DETAILS - SECTIONS	6/28/2024
A5.14	EXTERIOR DETAILS - SECTIONS	6/28/2024
A5.15	EXTERIOR DETAILS - PLANS	6/28/2024
A5.16	EXTERIOR DETAILS - SECTIONS	6/28/2024
A5.20	INTERIOR DETAILS - CASEWORK	6/28/2024
A5.21	INTERIOR DETAILS	6/28/2024
A5.22	INTERIOR DETAILS - CEILING	6/28/2024
A5.23	INTERIOR DETAILS - DOORS AND RELITES	6/28/2024
A6.10	DOOR SCHEDULE AND INTERIOR WINDOW SCHEDULE	6/28/2024
A6.11	DOOR HARDWARE SETS	6/28/2024
A6.12	DOOR HARDWARE SETS	6/28/2024
A6.13	INTERIOR FINISH SCHEDULE	6/28/2024
A6.14	EXTERIOR WINDOW SCHEDULE	6/28/2024
A7.10	SIGNAGE PLAN	6/28/2024
A7.11	SIGNAGE TYPES AND SCHEDULE	7/17/2024
A7.12	SHIPS LADDER SECTION	6/28/2024
A8.10	SITE WALLS	6/28/2024
A8.11	TRASH ENCLOSURE PLAN, ELEVATION AND DETAILS	6/28/2024
A8.12	GATE PLANS	6/28/2024
	TOPOGRAPHIC SURVEY	9/30/2022
C0.01	CIVIL GENERAL NOTES, SYMBOLS AND ABBREVIATIONS	6/28/2024
C1.01	DEMOLITION PLAN	6/28/2024
C1.10	SITE PLAN	6/28/2024
C1.20	GRADING PLAN	6/28/2024
C1.30	UTILITY PLAN	6/28/2024
C5.10	CIVIL DETAILS	6/28/2024
C5.11	CIVIL DETAILS	6/28/2024
EC1.0	EROSION AND SEDIMENT CONTROL COVER SHEET	6/28/2024
EC2.0	CLEARING AND DEMOLITION ESC PLAN	6/28/2024
EC3.0	MASS GRADING AND STABILIZATION ESC PLAN	6/28/2024
EC4.0	UTILITY ESC PLAN	6/28/2024
EC5.0	VERTICAL CONSTRUCTION ESC PLAN	6/28/2024
EC6.0	FINAL STABILIZATION ESC PLAN	6/28/2024

EC7.0	EROSION AND SEDIMENT CONTROL DETAILS	6/28/2024
L0.01	LANDSCAPE GENERAL INFORMATION AND PLANT SCHEDULE	6/28/2024
L1.10	LANDSCAPE MATERIALS PLAN	6/28/2024
L1.11	JOINT AND LAYOUT PLAN	6/28/2024
L3.10	OVERALL PLANTING PLAN	6/28/2024
L3.11	PLANTING PLAN	6/28/2024
L3.12	PLANTING PLAN	6/28/2024
L4.10	IRRIGATION PLAN	6/28/2024
L5.10	DETAILS	6/28/2024
L5.11	DETAILS	6/28/2024
L5.12	DETAILS	6/28/2024
S0.00	STRUCTURAL GENERAL NOTES	6/28/2024
S0.10	TYPICAL DETAILS	6/28/2024
S0.11	TYPICAL DETAILS	6/28/2024
S0.20	TYPICAL INTERIOR LIGHT GAGE STEEL DETAILS	6/28/2024
S0.21	TYPICAL INTERIOR LIGHT GAGE STEEL DETAILS	6/28/2024
S1.10	FOUNDATION PLAN	6/28/2024
S1.30	ROOF FRAMING PLAN	6/28/2024
S3.10	SECTIONS	6/28/2024
S5.00	MASONRY DETAILS	7/17/2024
S5.50	BASE PLATE DETAILS	6/28/2024
S5.51	STEEL FRAMING DETAILS	7/17/2024
M0.01	SYMBOL LIST AND GENERAL NOTES - MECHANICAL	6/28/2024
M0.02	SCHEDULES - MECHANICAL	6/28/2024
M0.03	SCHEDULES - MECHANICAL	6/28/2024
M1.10	FIRST FLOOR PLAN - MECHANICAL	6/28/2024
M1.13	ROOF PLAN - LOW ROOF - MECHANICAL	6/28/2024
M1.16	ROOF PLAN - HIGH ROOF - MECHANICAL	6/28/2024
M2.10	FIRST FLOOR PLAN - MECHANICAL PIPING	6/28/2024
M4.01	ENLARGED PLANS - MECHANICAL	6/28/2024
M5.01	DETAILS - MECHANICAL	6/28/2024
E0.01	SYMBOL LIST AND GENERAL NOTES - ELECTRICAL	6/28/2024
E0.02	LUMINAIRE SCHEDULE - ELECTRICAL	6/28/2024
E1.00	SITE PLAN - ELECTRICAL	6/28/2024
E1.01	PHOTOMETRIC SITE PLAN - ELECTRICAL	6/28/2024
E1.10	FIRST FLOOR PLAN - LIGHTING	6/28/2024
E2.10	FIRST FLOOR PLAN -POWER	6/28/2024
E2.13	ROOF PLAN - LOW ROOF - POWER	6/28/2024
E4.01	ENLARGED PLANS - ELECTRICAL	6/28/2024
E5.01	SINGLE LINE DIAGRAMS - ELECTRICAL	6/28/2024
E6.01	SCHEDULES - ELECTRICAL	6/28/2024
E6.02	SCHEDULES - ELECTRICAL	6/28/2024
E7.01	DETAILS - ELECTRICAL	6/28/2024
P0.01	SYMBOL LIST AND GENERAL NOTES - PLUMBING	6/28/2024
P0.02	SCHEDULES - PLUMBING	6/28/2024
P1.00	SITE PLAN - PLUMBING	6/28/2024
P1.01	UNDERGROUND PLAN - PLUMBING	6/28/2024
P1.10	FIRST FLOOR PLAN - PLUMBING	6/28/2024
P1.13	ROOF PLAN -LOW ROOF - PLUMBING	6/28/2024
P1.16	ROOF PLAN - HIGH ROOF - PLUMBING	6/28/2024
P4.01	ENLARGED PLANS - PLUMBING	6/28/2024
P5.01	DETAILS - PLUMBING	6/28/2024
FP0.01	SYMBOL LIST AND GENERAL NOTES -FIRE PROTECTION	6/28/2024

FP1.10	FIRST FLOOR - FIRE PROTECTION	6/28/2024
T0.01	SYMBOL LIST AND GENERAL NOTES - TECHNOLOGY	6/28/2024
T1.00	SITE PLAN - TECHNOLOGY	6/28/2024
T1.10	FIRST FLOOR PLAN - TECHNOLOGY	6/28/2024
T4.01	ENLARGED PLANS - TECHNOLOGY	6/28/2024
R00	TITLE SHEET	7/17/2024
R01	CITY OF MOLALLA GENERAL NOTES	7/17/2024
R02	LEGEND AND ABBREVIATIONS	7/17/2024
R03	DEMOLITION PLAN	7/17/2024
R04	GRANGE AVE PLAN AND PROFILE	7/17/2024
R05	GRADING ENLARGEMENTS	7/17/2024
R06a	OVERALL COMPOSITE UTILITY PLAN	7/17/2024
R06b	COMPOSITE UTILITY PLAN & PROFILES	7/17/2024
R07	SIGNING AND STRIPING PLAN	7/17/2024
R08	CITY OF MOLALLA DETAILS	7/17/2024
R09	CITY OF MOLALLA DETAILS	7/17/2024
R10	LANDSCAPE NOTES AND MATERIALS AND LAYOUT PLAN	7/17/2024
R11	PLANTING PLAN	7/17/2024
R12	IRRIGATION PLAN	7/17/2024
R13	DETAILS	7/17/2024
R14	DETAILS	7/17/2024
IL01	STREET LIGHTING PLAN	7/17/2024
SPACESAVER SHEETS 1 THROUGH 6		